

**BOARD OF ADJUSTMENT
CITY OF FORT LAUDERDALE**

**WEDNESDAY, SEPTEMBER 12, 2001
7:30 P. M.**

**CITY HALL
8th FLOOR CONFERENCE ROOM
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL**

AGENDA RESULTS

1. APPEAL NO. 01-17

APPLICANT:

Devilson Casseus

LEGAL:

Lot 21, Block 68, of "Progresso", according to the Plat thereof recorded in Plat Book 2, Page 18, of the Public Records of Broward County, Florida

ZONED:

RC – Residential Single Family/Medium Density District

STREET:

1432 NW 7 Avenue

ADDRESS:

Fort Lauderdale, FL 33311

APPEALING: Sec-47-5.32 (Table of Dimensional Requirements): To permit a 4.30' side yard for an existing carport enclosure, constructed without a permit to a single family dwelling, where the code requires a minimum 5' side yard for a single-family dwelling.

GRANTED 5-2

2. APPEAL NO. 01-34

APPLICANT:

George McKee

LEGAL:

Parcel "A-1", Tower Park Subdivision", according to the Plat Book 46, Page 49 of the Public Records of Broward County, Florida

ZONED:

RS-8 – Residential Single Family/Low Medium Density District

STREET:

601 SW 26 Avenue

ADDRESS:

Fort Lauderdale, FL 33312

APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements): To permit a flag lot with a width of 12.05' at the right-of-way, for the construction of a proposed single family dwelling, where the code requires that a lot has a minimum width of 50'.

GRANTED 7-0

3. APPEAL NO. 01-41

APPLICANT: Molen Gray
LEGAL: Lot 65 according to the plat of AMENDED PLAT OF LOTS A, B, C & D PINE RIDGE ACRES as recorded in Plat Book 28, Page 36 of the Public Records of Broward County, Florida
ZONING: B-3 – Heavy Commercial/Light Industrial District
STREET: 1121 NW 51 Ct.
ADDRESS: Fort Lauderdale, Florida

APPEALING: Sec-47-20: To permit a 4,931 sq. ft commercial/office building with 9 parking spaces where the code requires a minimum of 20 parking spaces for a 4,931 sq. ft commercial/office building.

GRANTED 6-1

4. APPEAL NO. 01-43

APPLICANT: Thomas J. Miller
LEGAL: Lots 37 and 38, Block 31, Unit 4, RIO VISTA ISLES, P.B. 6, Page 19
ZONING: RS 4.4 – Residential Single Family/Low Density District
STREET: 1809 SE 7 Street
ADDRESS: Fort Lauderdale, Florida

APPEALING: Sec. 47-19.5.C.and 47-19.5.D: To permit the construction of a wall and a fence with a set back of 3' from a street without any decorative features, where the code requires that all walls and fences with a set back of less than 5' from a street shall include decorative features such as, but not limited to, capstones, columns, decorative painting and horizontal bands of tile.

DENIED 4-3

5. APPEAL NO. 01-45

APPLICANT: Rio Nuevo Partnership
LEGAL: The east 70 feet of Lots 17, 18 and 19, less the south 15 feet of lot 17 and the north 20 feet of Lot 19 in Block "C", TOWN OF FORT LAUDERDALE according to the plat thereof recorded in Plat Book "B" Page 40 of the Public Records of Dade County, Florida said lands situate, lying and being in Broward County, Florida
ZONED: H-1 – Historic Preservation District
STREET: 200 SW 2nd Street
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-24.12.A.6: To grant a temporary non-conforming use permit to allow a 5' horizontal projecting sign in the historic District, where it is specifically prohibited under **Sec. 47-16.20.D (Historic Preservation District)** of the ULDR.

GRANTED 7-0

6. APPEAL NO. 01-46

APPLICANT:

LEGAL:

ZONED:

STREET:

ADDRESS:

Holy Cross Hospital

"HOLY CROSS HOSPITAL PLAT", Parcel "A", Plat Book 139, Page 19 and "CORAL HILLS", Tract "A" Plat Book 37, Page 20, Block 6, Lots 2 through 21 and Block 5 of "CORAL HILLS" Lots 1, 2, 3, and 4

CF – Community Facility

4725 North Federal Highway

Fort Lauderdale, FL 33308

APPEALING: Sec. 47-22.3.H: To permit three (3) 10' high free standing ground signs where the code permits a maximum height of 8' above grade for ground signs. **Sec. 47-22.3.L:** To permit three (3) ground signs to have a total of five (5) points of purchase on such sign, in addition to the primary purpose, where the code only allows for two (2) points of purchase per sign. **Sec. 47-22.3.E.1:** To permit two (2) signs to have an aggregate size of 460 sq. ft where a maximum aggregate of 300 sq. ft is permitted. To permit one (1) sign to have an aggregate size of 230 sq. ft. where a maximum aggregate size of 211 sq. ft is permitted. **Sec. 47-22.3.G:** To permit two (2) flat/wall signs to have a total of 358 sq. ft where the code allows a maximum aggregate of 300 sq. ft. To permit one (1) sign of 400 sq. ft and one (1) sign of 495 sq. ft where the code permits flat/wall signs to have a maximum of 300 sq. ft. **Sec. 47-22.3.F:** To permit two (2) directional signs to have heights of 5' 3" and 9' 4" where the code allows for a total height of 4' for a directional sign and to permit two (2) directional signs of 22 sq. ft and 76 sq. ft where the code permits a directional sign to have an area of 8 sq. ft.

GRANTED – 3 - 10 ft. free standing ground signs

3 ground signs w/ five points of purchase

2 signs to have an aggregate size of 460 sq. ft.

1 sign of 400 sq. ft. and 1 sign of 495 sq. ft.

All others CONTINUED

7. APPEAL NO. 01-47

APPLICANT:

LEGAL:

ZONING:

STREET:

ADDRESS:

John Storelli

Lot 6 and the north 36 feet of Lot 7, Block 20, VICTORIA PARK, according to the plat thereof as recorded in Plat Book 10, Page 66 of the Public Records of Broward County, Florida

RS-8 – Residential Single Family/Low Medium Density District

631 NE 18 Avenue

Fort Lauderdale, FL

APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements): To permit a 6.6' rear yard for the enclosure of an existing 400 sq. ft. carport, to a single family dwelling, where the code requires a minimum 15' rear yard for a single family dwelling.

DENIED 4-3

8. APPEAL NO. 01-48

APPLICANT: RAM Enterprises, Inc.
LEGAL: Lots 44, 45, 46, 47 and 48 Less the North 15 feet of Lot 48
Block 210 PROGRESSO as recorded in Plat Book 2, Page
18, Dade County Records, Broward County, Florida
ZONING: B-1 – Boulevard Business
STREET: 36 West Sunrise Blvd
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-25.3.A.d.iv:** To permit the construction of a PVC type pre-manufactured fencing at a height of 6' for a commercial use that is contiguous to a residential property where the code requires a buffer wall, a minimum of 5' in height, on nonresidential property that is contiguous to residential property.

GRANTED 7-0

REPORT and FOR THE GOOD OF THE CITY.

The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

**GREG BREWTON
ZONING ADMINISTRATOR**

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NOTE: *If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.*

NOTE: *If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*